

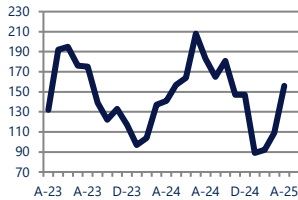
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CARROLL COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

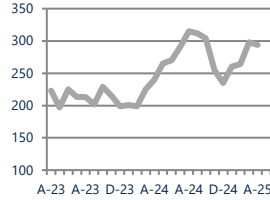
156



Up 11%
Vs. Year Ago

Active Inventory

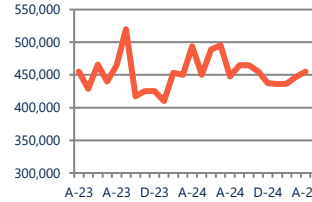
294



Up 23%
Vs. Year Ago

Median Sale Price

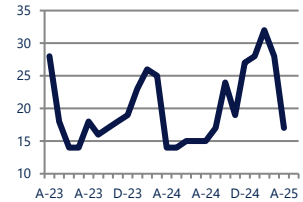
\$455,000



Down -8%
Vs. Year Ago

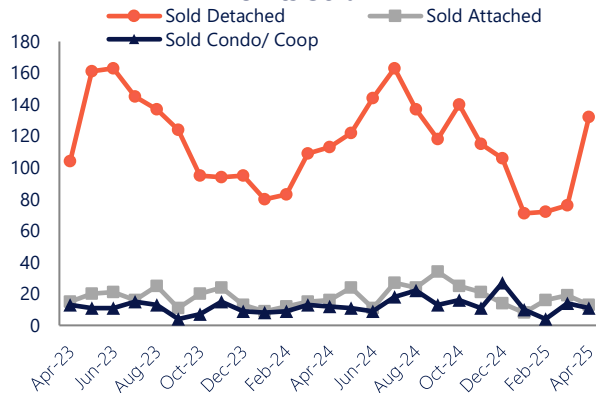
Days On Market

17



Up 21%
Vs. Year Ago

Units Sold*



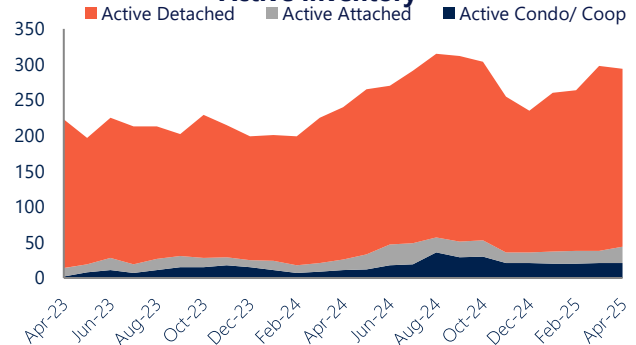
Units Sold

There was an increase in total units sold in April, with 156 sold this month in Carroll County. This month's total units sold was higher than at this time last year.

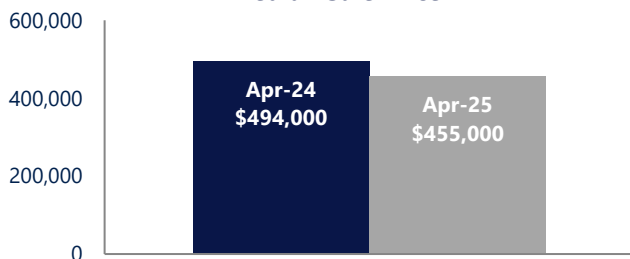
Active Inventory

Versus last year, the total number of homes available this month is higher by 54 units or 23%. The total number of active inventory this April was 294 compared to 240 in April 2024. This month's total of 294 is lower than the previous month's total supply of available inventory of 298, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Carroll County Homes was \$494,000. This April, the median sale price was \$455,000, a decrease of 8% or \$39,000 compared to last year. The current median sold price is 2% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

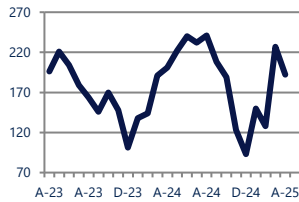
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CARROLL COUNTY HOUSING MARKET**

APRIL 2025

New Listings

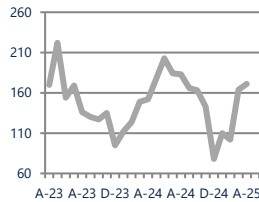
192



Down -4%
Vs. Year Ago

Current Contracts

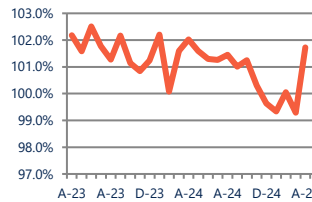
171



Up 13%
Vs. Year Ago

Sold Vs. List Price

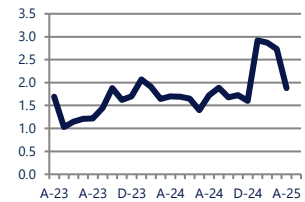
101.7%



No Change
Vs. Year Ago

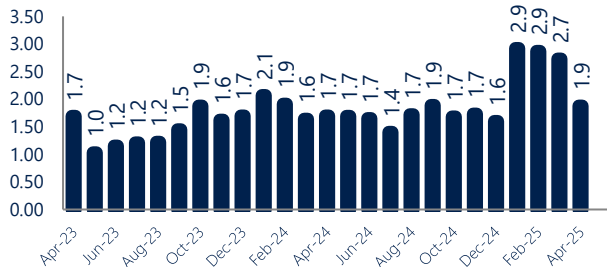
Months of Supply

1.9



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

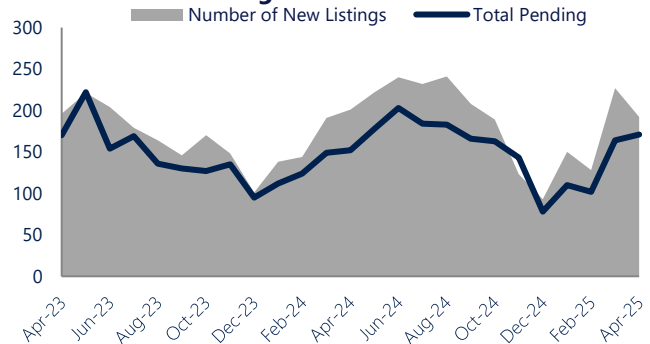
In April, there was 1.9 months of supply available in Carroll County, compared to 1.7 in April 2024. That is an increase of 11% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

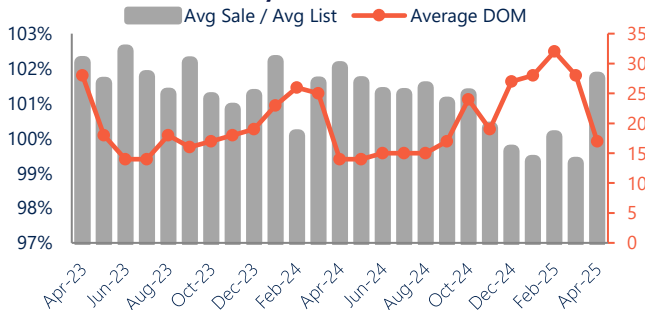
New Listings & Current Contracts

This month there were 192 homes newly listed for sale in Carroll County compared to 201 in April 2024, a decrease of 4%. There were 171 current contracts pending sale this April compared to 152 a year ago. The number of current contracts is 13% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Carroll County was 101.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 14, an increase of 21%.